

**MINUTES OF THE ZONING BOARD
PUBLIC HEARING & REGULAR MEETING,
MONDAY, JANUARY 4, 2016, AT 7:00 P.M., ON
THE 4th FLOOR, CAFETERIA, GOVERNMENT
CENTER BLDG, 888 WASHINGTON BLVD.,
STAMFORD, CT**

Present for the Board: Thomas Mills (Chair), Barry Michelson (Secretary), Rosanne McManus, William Morris, David Stein and Joanna Gwozdzowski. Present for staff: David Killeen, Associate Planner.

Mr. Mills called the meeting to order at 7:06 pm.

REGULAR MEETING

APPROVAL OF MINUTES:

Minutes for Approval: December 14, 2015

Multiple changes were offered to the minutes from Mr. Michelson, Mr. Stein, Mr. Mills, Mr. Morris and Ms. Gwozdzowski. After a brief discussion, a motion was made by Mr. Stein to approve the minutes with the changes discussed, seconded by Mr. Michelson and the motion carried 5 to 0 (Mills, Michelson, Morris, Stein and McManus).

PENDING APPLICATIONS:

1. **CSPR-999 – MICHAEL SMERIGLIO, 16 Beal Street**, proposal to convert a single family residence to a two-family house per Article III, Section 4.3.4. in an R-6 zone. Interior renovations and addition of parking on 0.115 acres within the CAM boundary.

Mr. Mills read a description of the application into the record. Mr. Killeen provided a brief overview of this application to convert an existing single-family dwelling into a two-family dwelling as permitted in the R-6 zone. There will be no building expansion and the Applicant will pave one additional parking space to the rear of the existing driveway.

After considering this matter, a motion was made by Mr. Morris and seconded by Ms. McManus to approve CSPR #999 subject to the conditions included in the EPB report. The motion was approved 5:0 (Mills, Michelson, Morris, Stein and McManus). The conditions read as follows:

1. *Work shall conform to the following plans/correspondence:*
 - *“Proposed Narrative and Drainage Summary Statement,” Property at 16 Beal Street, Stamford, Connecticut 06902, by Frank M. Smeriglio, P.E., dated November 3, 2015.*
 - *“Proposed Site Improvements (Parking Space), Prepared for Estate of Iolanda Smeriglio, Stamford, Connecticut, by Frank Smeriglio, P.E., revised December 7, 2015.*

- *“Improvement Location Survey,” Prepared for Estate of Iolanda Smeriglio, Stamford, Connecticut, by Robert T. Hamilton, Professional Land Surveyors, LLC, dated October 24, 2015.*
 - *“First Floor Plan,” “Second Floor Plan,” and “Rear Elevation,” Drawing Showing Conversion of 1 Family House to a 2 Family House of Property at 16 Beal Street, Stamford, Connecticut, Unauthored, dated October 15, 2015.*
2. *All erosion control measures shall be installed in the manner and location depicted on the permit plans prior to the start of any site activity and maintained in a fully functional condition throughout the period of construction.*
 3. *All disturbed earth surfaces shall be stabilized with topsoil, seed, mulch, sod, stone or other suitable alternative prior to the issuance of a certificate of occupancy.*
2. **CSPR-988 – IN2BLUE DESIGN, 25 Lighthouse Way**, proposal to construct an in-ground swimming pool and pool equipment with site improvements at a residence at 25 Lighthouse Way on 0.46 acres in an R-20 zone within the CAM boundary.

Mr. Mills read a description of the application into the record. Mr. Killeen provided a summary of this application to construct an in-ground swimming pool and pool equipment with site improvements. Mr. Morris asked about the preservation easement to the rear of the property. Mr. Killeen noted it had been there for a long time and construction would occur outside of the preservation area and outside of the flood plain. Mr. Michelson asked about the planting plan.

After considering this matter, a motion was made by Ms. McManus and seconded by Mr. Stein to approve CSPR #988 subject to the conditions included in the EPB report. The motion was approved 5:0 (Mills, Michelson, Morris, Stein and McManus). The conditions read as follows:

1. *Work shall conform to the following plans/reports:*
 - *“Site Improvement Plan,” Prepared for John Menegon, 25 Lighthouse Way, Stamford, Connecticut by Grumman Engineering, LLC, revised November 21, 2015.*
 - *“Drainage Report,” Prepared for Proposed Pool Installation, Located at 25 Lighthouse Way, Stamford, Connecticut, by Grumman Engineering, LLC, dated July 1, 2015.*
 - *Correspondence from Dean Martin, P.E., Grumman Engineering, dated September 15, 2015.*
2. *Submission of a performance bond, certified check or other acceptable form of surety to secure the timely and proper performance of sediment and erosion and construction controls, landscaping, and professional supervision/certifications. A detailed estimate of these costs must be supplied to EPB Staff for approval prior to*

the submission of the performance surety. The performance surety shall be submitted to EPB Staff prior to the start of any site activity and issuance of a building permit

3. *Work areas including the limits of the open space boundary, shall be staked in the field by a Connecticut surveyor prior to the start of any site activity.*
4. *Temporary sediment and erosion and construction controls shall be installed per the approved plans and approved in writing by EPB Staff prior to the start of any site activity.*
5. *All disturbed earth surfaces shall be stabilized with topsoil, seed, mulch, sod, stone or other suitable alternatives prior to the issuance of certificate of occupancy and release of surety. This condition applies not only to disturbed earth surfaces subject to landscaping but also to areas under any exterior decks, stairs, driveway surfaces, etc.*
6. *All final grading, stabilization and other engineered elements shall be completed under the supervision of a Connecticut registered professional engineer/surveyor with an improvement location survey (surveyor) and written certifications (engineer) submitted to EPB Staff prior to the receipt of a signature authorizing the issuance of certificate of occupancy and release of surety.*
7. *All approved landscaping and mitigative measures shall be conducted under the supervision of a qualified landscaping professional with written certifications submitted to EPB Staff prior to the receipt of a signature authorizing the issuance of certificate of occupancy/completion and release of surety.*
8. *In-ground fuel oil storage is prohibited.*
9. *Submission of a **standard**, City of Stamford landscape maintenance agreement to ensure the success of landscape features prior to the receipt of a final certificate of occupancy and return of surety.*
3. **CSPR-991 – ROBERT ZAORSKI, 25 Andover Road**, proposal to add a one car garage and 374 sf addition to the second floor of an existing home on .14 acres in a R-7-1/2 zone within the CAM boundary.

Mr. Mills read a description of the application into the record. Mr. Killeen reviewed this application to construct a one-car garage to the rear of the existing house and a playroom on the 2nd floor above the garage. The Applicant will also eliminate two of the sheds on the property and relocate the third shed. Mr. Michelson commented that he wants to see location maps with future Coastal Site Plan applications. Mr. Michelson asked about building coverage. Mr. Killeen confirmed it would comply since two of the sheds will be eliminated.

After considering this matter, a motion was made by Mr. Michelson and seconded by Mr. Morris to approve CSPR #991 subject to the conditions included in the EPB report. The motion was approved 5:0 (Mills, Michelson, Morris, Stein and McManus). The conditions read as follows:

1. *Work shall conform to the following plans:*

- *“Zoning Location Survey,” 25 Andover Road, prepared for Khalid Kairouani, Stamford, Connecticut, prepared by William W. Seymour & Associates, P.C., dated July 7, 2015, last revised October 30, 2015.*
- *“Planting Plan,” prepared for 25 Andover Road, Stamford, Connecticut, Prepared by J. D. Barrett & Associates, LLC, dated December 1, 2015.*
- *“Proposed Project of Addition of Existing House,” Khalid Kairouani, Located at 25 Andover Road, Stamford, CT, “First Floor Plan – A-1.1,” “Second Floor Plan – A-1.2,” “Roof Plan – A-1.3,” “North Elevation – A-2.1,” and “West Elevation – A-2.2,” “South Elevation – A-2.3,” “Section A – A-3.1,” “Details – A-3.2,” “Garage Floor Structure Plan – S-1.1,” “Second Floor Structure Plan – S-1.2,” and “Second Floor Structure Plan – S-1.3,” “Roof Structure Plan – S-1.4,” undated.*

2. *Submission of a performance bond, certified check, or other acceptable form of surety to secure the timely and proper performance of: sediment and erosion controls, landscaping, and professional supervision and certifications. A detailed estimate of these costs must be supplied to EPB Staff for approval prior to the issuance of a building permit.*
3. *Temporary sediment and erosion/construction controls shall be installed per the approved plans and approved in writing by EPB Staff prior to the start of any site activity.*
4. *All approved landscaping and mitigative measures shall be conducted under the supervision of a qualified landscaping professional with written certifications submitted to EPB Staff prior to the receipt of a signature authorizing the issuance of a certificate of occupancy and release of surety.*
5. *An improvement location survey (“as built”) to be submitted to EPB Staff prior to the receipt of a signature authorizing the issuance of a certificate of occupancy and release of surety.*
6. *Submission of a standard, City of Stamford landscape maintenance agreement to ensure the success of landscape features prior to the receipt of a final certificate of occupancy and return of surety.*

4. **Application 215-36 – MYRTLE AVENUE APARTMENTS, LLC, 148 Myrtle Avenue**, LLC requesting approval of Site Plans/Requested Uses and an application for Special Exception approval under Section 7.3 for historic buildings to convert an existing nonconforming rooming house into two residential units and construct an additional three new residential townhouse units in the rear with associated parking and site improvements. An additional Special Exception request has been made to locate parking within five (5) feet of a building used for residential purposes in accordance with Section 12-B-1 of the Zoning Regulations. The subject site is located in the RM-F zone with an address of 148 Myrtle Avenue.

Mr. Mills read a description of the application into the record. Mr. Killeen began to review the revised conditions initially discussed at the December 14, 2015 meeting, noting changes had been made to the language describing proposed access easements and a new condition had been added to prohibit the addition of satellite antennas in view from the front of the property. Mr. Killeen distributed maps provided by the Applicant to show the addition of the 20 foot right-of-way on 154 Myrtle Avenue in favor of 148 Myrtle Avenue and to demonstrate they could provide eight (8) conforming parking spaces on 154 Myrtle Avenue.

Mr. Stein questioned the language of Condition #2, describing the access easement serving the three properties (145, 154 and 162 Myrtle).

After some discussion, the Board revised the wording of the condition so that all affected property owners needed to approve the modified easement, in addition to the Law Department.

Mr. Michelson questioned the use of hardi-plank on the rowhouses. After some discussion, the Board agreed the historic house should be completed with wood as proposed by Renee Kahn. The Board asked if Ms. Kahn was a consultant to the City or the Applicant. Mr. Killeen confirmed it was the City.

After considering this matter, a motion was made by Ms. McManus and seconded by Mr. Morris to approve application 215-36 subject to the conditions discussed and revised by the Board. The motion was approved 5:0 (Mills, Michelson, Morris, Stein and McManus). The conditions read as follows:

WHEREAS, the Zoning Board has reviewed an application for approval of Special Exception and Site Plan/Requested Uses requesting approval to convert an existing nonconforming rooming house into two (2) residential units and construct an additional three (3) townhouse units to the rear of the existing building with associated site and parking improvements;

WHEREAS, the Zoning Board conducted a duly called public hearing on December 14, 2015 and has considered the submitted comments of other interested City agencies, officials and the general public; and

WHEREAS, the approved Site & Architectural Plans and Requested Uses and Special Exception applications are more particularly described in a set of architectural plans prepared by AWA Design Group, P.C., dated July 7, 2015, revised October 23, 2015 (unless otherwise indicated) and titled: "A-00, Title Sheet" (dated June 12, 2015, revised November 25, 2015); "A-01, Site Plan & Zoning Data"; "A-02, Building Floor Plans"; "A-03, Building Floor Plans"; "A-04, Elevations" (revised November 25, 2015); "A-05, Elevations" (revised November 25, 2015); "Ex.1, Existing Plans and Elevations"; landscaping plan prepared by Environmental Land Solutions, LLC, dated October 19, 2015 and titled "LP.1, Landscape Plan"; Surveying and Civil Engineering Plans prepared by Edward J. Frattaroli, Inc., dated October 28, 2015 and titled "SC-1, Existing Conditions & Site Plans"; "SC-2, Soil Erosion & Sediment Control Plan and Construction Detail" and such related materials, reports and exhibits constituting the application file as may be amended to be consistent with representations made during the public hearing on December 14, 2015 and conditions contained herein. Together all of these documents are referred to hereinafter as the Building and Site Plans.

WHEREAS, *the Zoning Board makes the following special findings:*

- *The proposed multi-family residential use and site plan is compatible with and implements the objectives and policies of the Master Plan and RM-F zoning district;*
- *The overall site improvements conform with the Special Exception requirements, standards and conditions of Section 19.3 and 7.3, Site Plan Review requirements of Section 7.2, and all other applicable requirements of the City's Zoning Regulations;*
- *The proposed multi-family residential use and site plan is preferred to a plan conforming to the standard dimensional requirements of the RM-F zone and will not impair the future development of the surrounding area;*
- *The multi-family residential use is a permitted use in the RM-F zoning district and the Zoning Board has determined that the proposed use, structures and related improvements are in accord with the public convenience and welfare;*
- *The multi-family residential use and site plan for development serves to preserve a significant historic structure and the loss of the structure would be detrimental to the neighborhood;*
- *The proposed site is an appropriate location for a multi-family use and said use will not be injurious to the neighborhood or impair future development;*
- *The elimination of a non-conforming rooming house is desirable;*
- *The proposed off-street parking will adequately meet the needs of the proposed multi-family residential use; and*
- *The waiver of the five (5) foot parking setback from residential buildings is appropriate because the living area for the residential unit is greater than five (5) feet above grade.*

NOW THEREFORE BE IT RESOLVED *that the Zoning Board unanimously approved as modified Application #215-36, subject to the following conditions:*

SITE-SPECIFIC CONDITIONS:

- 1) *All work shall substantially conform to the above referenced Building and Site Plans unless otherwise approved by the Zoning Board or, for minor modifications, Zoning Board staff. Provided; however, final paint colors and architectural details for the exterior of the historic structure shall be determined in consultation with Renee Kahn to ensure historic authenticity, subject to final approval of Zoning Board staff.*

- 2) *The existing easement in favor of 148, 154 and 162 Myrtle Avenue providing for a right-of-way over 154 Myrtle Avenue and 162 Myrtle Avenue shall be modified to accommodate the approved development at 148 Myrtle Avenue and shall be recorded on the Stamford Land Records prior to issuance of a Building Permit. Said easement shall be subject to the approval of the City's Law Department and all the affected property owners.*
- 3) *An easement for vehicular and pedestrian access over 154 Myrtle Avenue in favor of 148 Myrtle Avenue shall be recorded on the Stamford Land Records prior to issuance of a Building Permit. The rear parking lot of 154 Myrtle Avenue shall be paved and striped and said easement area shall be a minimum of twenty (20) feet wide with unobstructed access and shall be subject to the approval of the City's Law Department. Along with the easement, Applicant shall provide a site plan demonstrating their ability to provide a minimum of eight (8) conforming parking spaces on the property at 154 Myrtle Avenue, exclusive of the unobstructed access way to 148 Myrtle Avenue.*
- 4) *Traffic safety and security mirrors and appropriate signage shall be provided at both ends of the enclosed portion of the right-of-way between 154 and 162 Myrtle Avenue, serving the property, prior to issuance of a Certificate of Occupancy, subject to the approval of the Zoning Board staff.*
- 5) *Submission of a final written description, plans and specifications defining the proposed historic restoration measures, subject to approval by Zoning Board staff in consultation with the City's Consultant (Renee Kahn or designee), prior to start of construction and renovations to the historic structure.*
- 6) *Execution of a standard historic facade preservation easement, subject to approval by Zoning Board staff prior to the issuance of a building permit, to be recorded with final photo exhibits prior to issuance of a certificate of occupancy.*
- 7) *Submission of final written certification of the historic restoration by the City's Consultant (Renee Kahn or designee), Inc., prior to the issuance of a certificate of occupancy.*
- 8) *Dedication of a plaque designating the original year of construction on the historic building prior to the issuance of a Certificate of Occupancy.*
- 9) *There shall be no satellite dishes or television antennas visible from the front of the property.*

STANDARD CONDITIONS:

- 10) *Prior to the issuance of a Building Permit, sewer, streetscape, and storm drainage plans shall be submitted and subject to final review of design specification and construction by the Engineering Bureau. Applicant shall address comments of Susan Kiskin, P.E. in her memorandum dated November 5, 2015.*

- 11) *Prior to the issuance of a Building Permit, the Applicant shall obtain a discharge permit from the Stamford Water Pollution Control Authority and shall provide information requested in the December 7, 2015 memorandum from Stephen W. Pietrzyk, Collection Systems Supervisor.*
- 12) *Prior to the issuance of a Building Permit, the Applicant shall submit final site and architectural plans, landscaping and streetscape plans, including specifications for exterior architectural designs, materials, samples and colors, for final approval by Zoning Board staff, to ensure consistency with the approved plans, architectural elevations, and illustrative renderings constituting the record of the application.*
- 13) *No significant mechanical equipment, in addition to that depicted on the building and site plans, shall be installed within view of any public street without prior approval of the Zoning Board staff.*
- 14) *A Street Opening Permit shall be required for any work within a public street right-of-way.*
- 15) *Prior to the issuance of a Building Permit, the Applicant shall submit a Construction Staging and Management Plan to ensure safe, adequate and convenient vehicular traffic circulation and operations, pedestrian circulation and protection of environmental quality through the mitigation of noise, dust, fumes and debris subject to final approval of the Land Use Bureau Chief or his designee. Such Construction Management Plan shall address, but not be limited to, reasonable restrictions on times when deliveries can be made to the job site, measures to control dust, staging areas for materials and construction worker parking as well as temporary measures requiring the timely removal of construction debris and/or litter from the jobsite. If deemed necessary in the reasonable exercise of judgment of the City Engineer or Chief of Police, the applicant or successor shall fund the cost of a police officer to direct traffic at the entrance of the site until such time as the level of construction activity at the site no longer warrants this measure, in the judgment of such City Officials.*
- 16) *Prior to the issuance of a Building Permit, sedimentation and erosion control plans shall be submitted and subject to review by the Environmental Protection Board staff.*
- 17) *Prior to issuance of a Certificate of Occupancy, the Applicant shall submit a Drainage Maintenance Agreement and Landscape Maintenance Agreement, subject to approval by the Environmental Protection Board staff.*
- 18) *Prior to issuance of a Certificate of Occupancy, the Applicant shall submit a Trash Management Plan and a Snow Removal Plan, subject to the review of the Zoning Board staff.*
- 19) *Applicant shall make best efforts to keep the property in good condition up until and during the construction process. Existing lawn areas shall be mowed and maintained and construction debris shall be kept to a reasonable minimum.*

- 20) *Applicant shall have one year from the effective date of this approval within which to secure a Building Permit, subject to Zoning Board approval of three extensions, each not more than one year, upon timely application and good cause shown.*

OLD BUSINESS

1. Application 214-35 - The Housing Authority of the City of Stamford (d/b/a Charter Oak Communities), Final Site & Architectural Plans to facilitate the construction of Phase II of the onsite Vidal Court Revitalization. Phase II will consist of 78 apartments, 60% of which will be rented below market rate, in a five-story mixed use building with 23,000± square feet of commercial space along with onsite parking spaces, landscaping, and amenities on 1.89 acres in the R-MF district. The overall combined site (Phases I and II) consists of 4.3 acres along Merrell Avenue and Stillwater Avenue (*request for time extension*).

Mr. Killeen explained this request was for the Charter Oak Communities mixed-use building that was approved by the Board last February. The Applicant is requesting the first of the three extensions they are entitled to for seeking a Building Permit under the conditions of approval.

A motion was made by Mr. Stein and seconded by Mr. Michelson to approve request for time extension and the motion carried 5:0 (Mills, Michelson, McManus, Morris and Stein).

2. Discussion of proposed regulation regarding notification signs on properties scheduled for public hearing (text changes to Section 13-C-5 and Section 20-C)

Mr. Killeen circulated copies of the revised text for proposed Amendments to Section 13-C-5 and Section 20-C for consideration by the Board. Mr. Mills asked what had been changed and what does the Board need to still discuss. Mr. Killeen stated that the Board had been discussing the materials that would be used and the timing of removal for the signs.

The Board discussed some minor revisions.

After a brief discussion, a motion was made by Mr. Stein and seconded by Ms. McManus to file a formal application and schedule a public hearing on the matter of notification signs on properties scheduled for public hearings (amending Section 13-C-5 and Section 20-C of the regulations). The motion was approved 5:0 (Mills, Michelson, Morris, Stein and McManus). The proposed changes will read as follows:

PROPOSED ZONING AMENDMENTS RE: PUBLIC NOTICE SIGNS **(November 23, 2015; revised November 30, 2015 and December 14, 2015)**

Amend Section 13-C-5, as follows:

5. Signs Exempt from Permit Requirements

The following signs do not require a Zoning Permit, but must comply with all standards of this Section and all other provisions of these Regulations:

- (a) *Signs that are not illuminated and have a sign area of sixteen (16) square feet or less.*

(b) *Flags.*

(c) *Signs installed flush with or on the interior of a window and designed for viewing from the outside of the premises. However, such signs shall not exceed thirty (30) percent of the available window area.*

(d) Public Notice signs required pursuant to Section 20-C

Amend Section 20-C, as follows:

SECTION 20 - AMENDMENTS

A - These Regulations may from time to time be amended, changed or repealed as provided in the Stamford Charter, as amended.

B - Supplementing the advance public notice procedure requirements in the Charter of the City of Stamford, no application to amend the Zoning Map, or for approval of design and/or uses in a Designed District, or for approval of a variance, or for approval of a special exception, or an appeal from a decision of the Building Inspector, shall be heard until the following shall be done: (71-018)

(1) *When making application to the Board having jurisdiction, the applicant shall submit four (4) copies of a map showing and describing the area which is the subject of the application, which map shall become a part of the application. After making application and being given assignment for public hearing thereon, and prior to said hearing, the applicant shall prepare a list of names and addresses of owners of all properties within the area which is the subject of the application and of all properties one hundred feet (100') or less distant therefrom in the case of all Districts except RA-3, RA-2 and RA-1 One Family Residence Districts, all as verified from the most current Real Property Records on file in the Office of the Assessor of the City of Stamford (or the actual owners of record if otherwise known to the applicant). In the case of applications concerning property situated in the RA-3 and RA-2 One Family Residence Districts owners of property within five hundred feet (500') or less must be listed and when situated in the RA-1 One Family Residence District, owners of the property within three hundred feet (300') or less must be listed. The applicant shall mail notifications of said pending application to at least one (1) owner of each such property not more than twenty (20) days nor less than seven (7) days before the date set for public hearing, by transmitting the text of the application, including scheduled date, time and place of public hearing. Evidence of such mailing shall be submitted with the aforementioned list, in the form of United States Post Office Certificates of Mailing. (77-022; 78-021)*

(2) *Applications, property-owner lists and evidence of mailing of notifications shall be submitted on forms supplied or approved by the Zoning Board.*

C -- In addition, for applications that will be subject of a public hearing by the Zoning Board, the applicant shall erect or cause to have erected a sign(s) on the property affected by any application requiring a public hearing at least fourteen (14) days prior to the date of the public hearing on such application. If more than one street abuts the property, a sign shall be erected facing each abutting street. Each sign shall be a minimum of four (4) feet in width

and three (3) feet in height, and shall be made of wood or similar durable, weather resistant material, with a white background. The title "Public Notice" shall be in black lettering no smaller than four (4.0) inches in height, and the remaining information shall be in black lettering no smaller than two (2) inches in height. Said sign(s) shall be securely fastened on a post(s) that is (are) at least 4" x 4" in size and in such a way that the bottom of the sign is elevated approximately four (4) feet above ground level. Each sign shall be located within five (5) feet of the front property line in Residential Districts and within five(5) feet of the building setback line in Commercial/Industrial districts and shall be clearly visible from the streets abutting the applicant's property and be maintained as such until the day following the close of the public hearing. The sign shall contain the following information:

PUBLIC NOTICE

**A ZONING APPLICATION HAS BEEN FILED (Appl. # xxx-xx) FOR (ADDRESS).
A PUBLIC HEARING WILL BE HELD ON (Date, shown as : xx/xx/20xx
(Month/Day/Year)) AT GOV'T CENTER, 888 WASHINGTON BLVD.
FOR INFORMATION, CONTACT THE APPLICANT: (APPLICANT'S NAME),
(APPLICANT'S PHONE NUMBER).
PLANS CAN BE VIEWED AT THE LAND USE BUREAU, 7th FLOOR, GOV'T
CENTER, 203-977-4711**

Applicant shall provide a signed affidavit to the Zoning Board Staff at least fourteen (14) days prior to the date of the public hearing, certifying:

1. The date the sign was (signs were) posted on the property and identifying where the sign(s) was (were) located.
2. Attach a photo showing the sign and what the sign(s) stated

No legal notice for said applications will be published until proof of posting of the necessary sign(s) as described, has been submitted to the Zoning Board staff. Such signs shall be removed from the property within five (5) days of the close of the public hearing.

€ D -- If any applicant or applicants either withdraws or postpones an application to the Zoning Board before the scheduled date of public hearing, said applications.... (paragraph to remain the same).

Ms. McManus moved to adjourn the meeting at 8:23pm, seconded by Mr. Morris and the motion passed 5:0 (Mills, Michelson, Morris, Stein and McManus in favor).

Respectfully submitted,

Barry Michelson, Secretary
Stamford Zoning Board